



## Boundary Lane, Shirley

Guide Price £460,000





## PROPERTY OVERVIEW

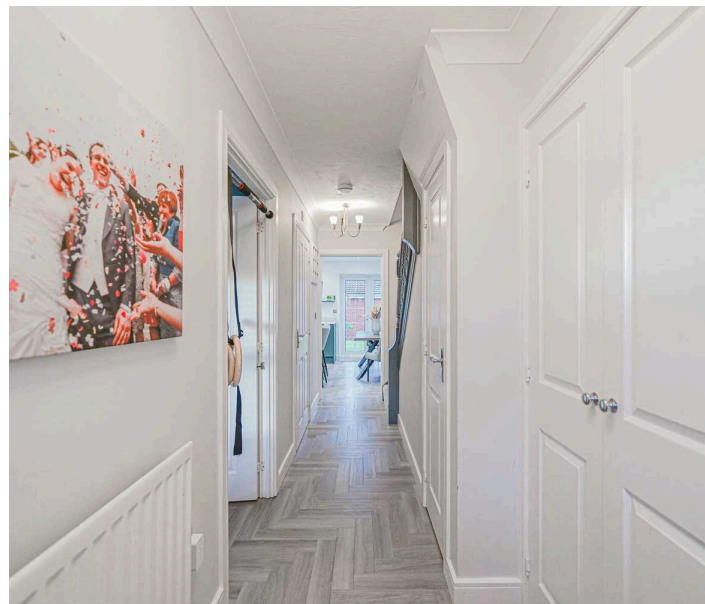
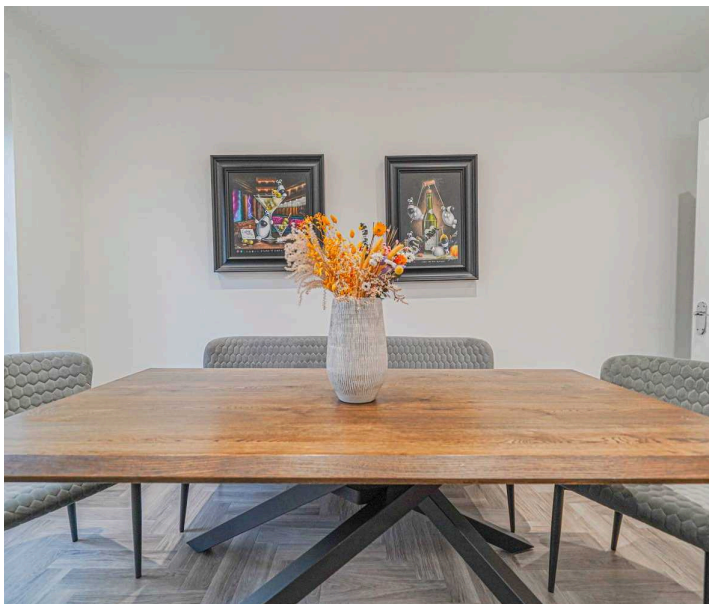
Nestled in a prime location overlooking the picturesque village green, this impressive four-bedroom mid-terrace property presents an exceptional opportunity for those seeking a spacious and stylish family home. Set over three floors, this residence boasts a well-thought-out layout that seamlessly blends modern living with comfort and functionality.

Upon entry, a welcoming hallway provides ample storage space and leads to the ground floor, where the heart of the home resides. The open plan kitchen/diner has been thoughtfully updated and remodelled to offer a contemporary yet practical space to cook and to socialise. Equipped with integrated appliances and generous work surfaces, this area effortlessly caters to the demands of family life. Additionally, a flexible room to the front can easily transform from the current gym space into an additional family room, dining room or play area, accommodating a variety of lifestyle needs. A convenient downstairs toilet further enhances the practicality of this level.

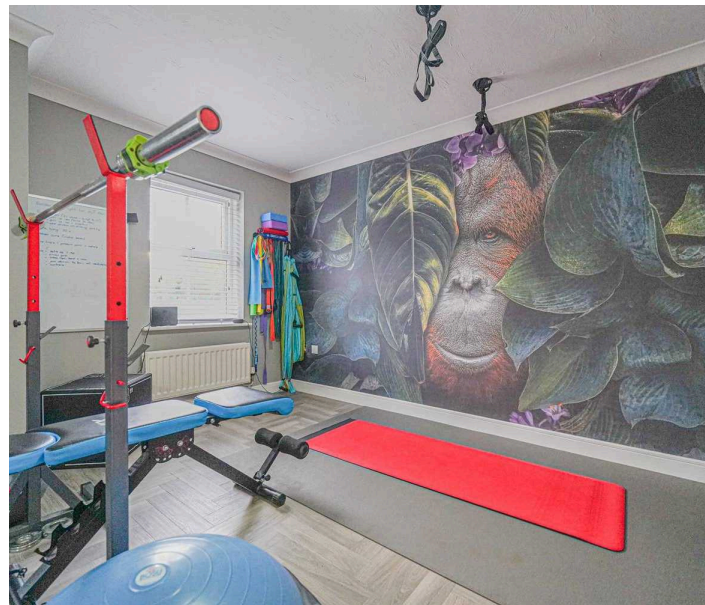




Ascending to the first floor, residents are greeted by a generously proportioned living room, providing the perfect setting for relaxation and entertainment. The principal bedroom on this floor is a spacious retreat, complete with fitted wardrobes and an ensuite bathroom, offering a private sanctuary within the home. Continuing to the second floor, three additional bedrooms await, including two comfortable doubles, one of which benefits from its own ensuite facilities. The fourth bedroom, versatile in function, can be effortlessly repurposed as a home office or study, catering to the diverse requirements of modern living. These bedrooms are conveniently served by a well-appointed family bathroom, ensuring both comfort and convenience, with sufficient facilities for all occupants.



Externally, this property offers a rear garden which stays green all year round thanks to the low maintenance artificial grass - ideal for busy lifestyles and perfect for families, pet owners and those who prefer an easy to look after outdoor retreat. It also boasts a charming patio seating area, ideal for alfresco dining or simply unwinding outdoors. Completing this impressive package is a single garage, providing secure parking for two vehicles. With its desirable location, ample living space, and modern amenities, this property is a rare find and promises a comfortable and convenient lifestyle for discerning buyers.



## PROPERTY LOCATION

Dickens Heath is a vibrant and highly desirable semi-rural village, combining modern convenience with picturesque surroundings. The village centre, which this property overlooks, is at the heart of the community. On your doorstep there are cosy cafes, welcoming restaurants and bars, beauty salons, health and wellness centres, and essential conveniences such as a supermarket, pharmacy, opticians and GP and dentist surgeries. The village is close to both primary and secondary schools with excellent reputations for academic achievement and extra curricular programmes, making it an ideal setting for families prioritising quality education. Dickens Heath is in the catchment for Alcester and Stratford Grammar schools, Solihull School and Eversfield Prep and has its own primary school. Additionally, its community-focused atmosphere, village hall, library and youth club contribute to a supportive environment for local children. For leisure, there are beautiful walking trails, canals, parks and nearby countryside, as well as a local nature reserve. With excellent transport links to Birmingham and Stratford-upon-Avon (via its own railway station, Whitlocks End), Solihull town centre and the M42 and M40 motorways, Dickens Heath combines a tranquil village lifestyle with easy access to urban conveniences, ideal for families and professionals alike.

Council Tax band: E Tenure: Leasehold



- Four Bedroom Mid-Terrace Property
- Prime Location Overlooking Village Green
- Open Plan Kitchen / Diner
- Versatile Front Room
- Spacious Living Room
- Four Generously Sized Bedrooms
- Two Ensuited & Family Bathroom
- Allocated Parking & Single Garage
- Early Viewing Essential

#### **GROUND FLOOR**

##### **HALL**

##### **OPEN PLAN KITCHEN / DINER**

18' 4" x 16' 1" (5.58m x 4.90m)

##### **WC**

5' 10" x 3' 3" (1.79m x 1.00m)

##### **FRONT ROOM**

13' 6" x 9' 5" (4.12m x 2.87m)

#### **FIRST FLOOR**

##### **LIVING ROOM**

16' 2" x 11' 11" (4.92m x 3.62m)

##### **PRINCIPAL BEDROOM**

17' 9" x 9' 7" (5.41m x 2.93m)

##### **ENSUITE**

6' 8" x 6' 3" (2.04m x 1.90m)

#### **SECOND FLOOR**

##### **BEDROOM TWO**

12' 9" x 9' 5" (3.88m x 2.86m)

##### **ENSUITE**

9' 5" x 3' 4" (2.86m x 1.02m)

##### **BEDROOM THREE**

13' 7" x 9' 5" (4.15m x 2.87m)



**BEDROOM FOUR**

9' 7" x 6' 6" (2.93m x 1.97m)

**BATHROOM**

6' 8" x 6' 4" (2.03m x 1.94m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 132 sq.m. = 1421 sq.ft. approx.

**OUTSIDE THE PROPERTY****REAR GARDEN****GARAGE****ITEMS INCLUDED IN THE SALE**

Bosch Serie 4 single oven, Zanussi Join Zone Induction hob, AEG canopy hood, Bosch Serie 4 Combination Microwave & Oven, CDA Under Counter Wine Cooler, Frigdemaster fridge freezer, Bosch Serie 2 Fully Integrated Dishwasher, Hoover integrated washer dryer, all carpets, blinds and light fittings, some curtains (except childrens curtains), fitted wardrobes in bedroom one and two.

**ADDITIONAL INFORMATION**

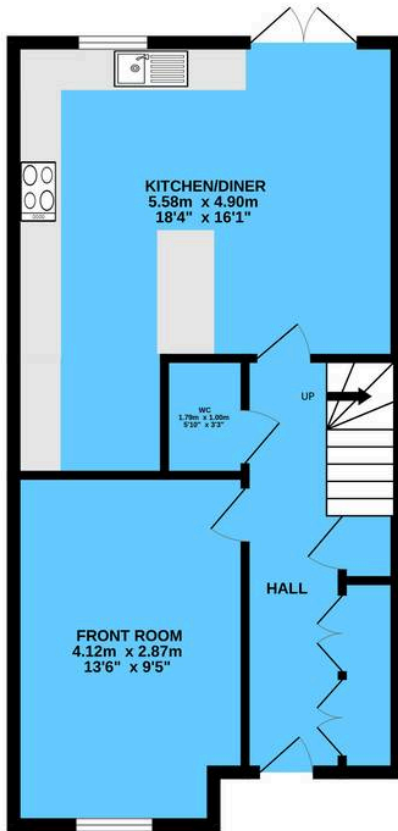
Services - Mains gas, electricity and water on a meter.  
Loft - Boarded. Broadband - Sky.

**MONEY LAUNDERING REGULATIONS**

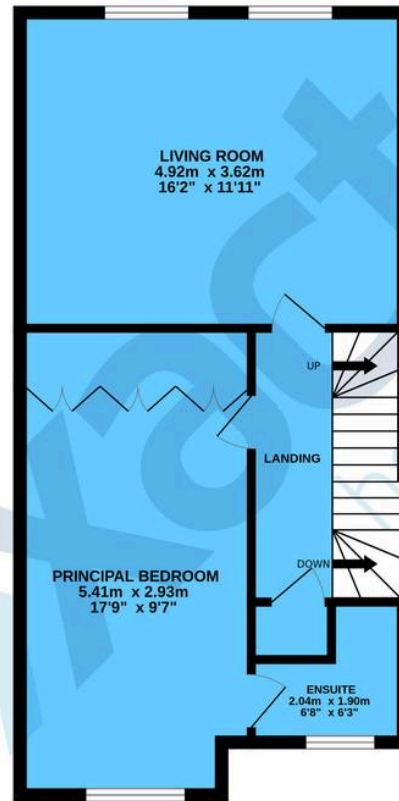
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



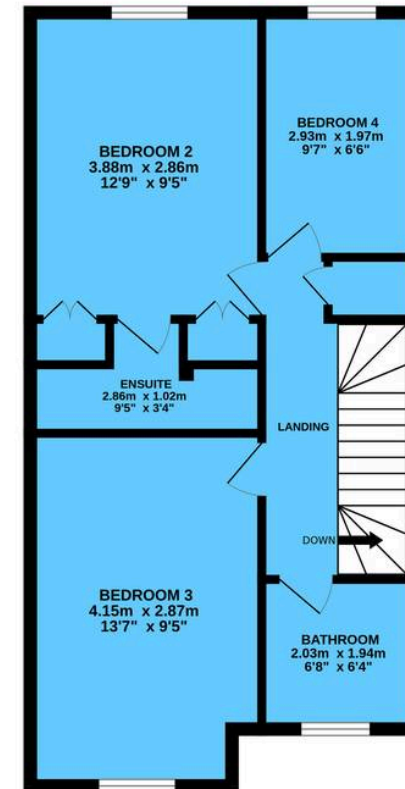
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 132.0 sq.m. (1421 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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